

BUILDING OPERATIONS IN QUEENSLAND - FIRST QUARTER, 1957.

During the quarter ended March, 1957, the number of new dwellings completed since the war passed 100,000. The quarter's completions of 1,756 brought the total from the beginning of 1946 until the 31st March, 1957, to 101,454, while 104,252 dwellings had been commenced. At the end of March, there were 3,953 new dwellings still under construction.

The 101,454 completed dwellings have cost £165,140,000, an average of £1,628 per dwelling. However, owing principally to increased costs, but partly to an increased use of more expensive materials of construction, the average cost of houses built late in the period was very much higher than the average for those built soon after the war. The 5,538 dwellings completed in 1946 averaged £783 each, while the 7,398 for 1956 averaged £2,439, and the average for completions during the March quarter of 1957 was £2,563.

The commencement of 1,769 new dwellings during the March quarter of 1957 was somewhat below the quarterly average of 2,083 for the four years 1953 to 1956. The completion of 1,756 dwellings during the quarter kept the number of dwellings under construction (3,953 at 31st March, 1957) at practically the same level as at the end of 1956.

Other new buildings completed during the quarter reached a record high value of £4,154,000, making the total value of such new work completed since the beginning of 1946 nearly £60 million. Alterations and maintenance to dwellings and other buildings carried out by regular building contractors was valued at £52½ million, making the total recorded output of all building work over £277 million during the post-war period.

Employment has been fairly stable in the building industry since the middle of 1955, the recorded total number of workers generally being between 22,000 and 23,000, although at the end of the third quarter of 1956 it reached a peak of 23,755. At the end of March, 1957, it was 22,347. A change in the industry towards a greater proportion of work on commercial buildings, &c., is reflected in the types of tradesmen and others employed. Compared with March quarter, 1952 (when house construction was at its highest), total employment in March, 1957, of 22,347 workers showed an increase of 4.3 per cent., but there were large increases in some occupations and decreases in others. Increases were recorded by 1,011 bricklayers (33.0 per cent. increase), 2,226 miscellaneous, including clerical, workers (28.3 per cent.), 3,642 builders' labourers (21.3 per cent.), and 1,079 electricians (2.3 per cent.), while decreases were shown by 2,001 painters (8.8 per cent. decrease), and 10,230 carpenters (2.9 per cent.). 2,158 plumbers remained practically unchanged.

Dwellings - General Summary.

The following table summarises the progress of the building of dwellings in Queensland since the beginning of the year 1946. Further details are given in Tables 1 to 8 at the end of this bulletin.

Construction of Dwellings in Queensland - General Summary.

Period.	Approved.*	Commenced.	Completed.	Under Construction at End of Period.
1946 - Year	10,892	7,615	5,538	3,232
1947 - Year	12,349	9,838	9,316	3,754
1948 - Year	11,480	8,981	9,072	3,663
1949 - Year	11,655	9,778	9,207	4,234
1950 - Year	12,767	10,275	10,089	4,420
1951 - Year	14,200	11,993	10,937	5,476
1952 - Year	12,231	10,669	11,486	4,659
1953 - Year	11,279	8,788	9,950	3,497
1954 - Year	9,964	8,749	8,403	3,843
1955 - Year	9,007	7,761	8,302	3,302
1956 - Year	9,655	8,036	7,398	3,940
1956 - March Quarter ..	1,921	1,754	1,732	3,324
June Quarter ..	2,770	1,807	1,877	3,254
September Quarter	2,163	2,283	1,776	3,761
December Quarter	2,801	2,192	2,013	3,940
1957 - March Quarter ..	1,852	1,769	1,756	3,953

* Including all approvals issued by Local Authorities and work authorised by such governmental and semi-governmental authorities as are exempt from municipal approvals.

Dwellings - Constructing Authorities (see Table 1).

Of the 1,769 dwellings commenced in the March quarter of 1957, government day-labour accounted for 74 (or 4.2 per cent.), other government sponsorship for 430 (or 24.3 per cent.), other private contractors for 839 (or 47.4 per cent.), and owner-builders for 426 (or 24.1 per cent.).

Dwellings commenced by government day-labour during the quarter were fewer than usual, but those under government sponsorship by private builders and those by owner-builders were more than in the corresponding quarter of 1956, and the total commencements of 1,769 were 15 more than in that quarter, although the last two quarters of 1956 had shown substantially higher numbers of commencements.

As with commencements, the total for completions in the March quarter of 1957 (1,756) was slightly higher than that for the first quarter of 1956. Government-sponsored completions were much higher, but other completions by private professional builders were substantially lower than in the March quarter of 1956.

Dwellings under construction numbered 3,953 at the end of March, 1957, practically the same total as at the end of 1956, but 629 more than in March, 1956. Of the dwellings under construction, one-half of the total was in the metropolitan area, compared with only two-fifths of the quarter's commencements and completions.

Types of Dwellings (see Tables 3 and 6).

Dwellings completed during March quarter, 1957, included 1,711 individual houses, 34 flats, and 11 dwelling units incorporated in other new buildings. The individual houses completed in various materials were brick, concrete, &c., 104; timber, 1,219; fibro-cement, 374; and various other wall materials, 14.

Immediately after the war, fibro-cement houses accounted for about one-third of all new houses built, timber being the wall material for most of the others. The share of fibro-cement decreased to one-tenth of the total by 1950, but since then has shown a gradual recovery, and in the March quarter of 1957, this trend continued, fibro-cement houses accounting for 26.5 and 22.1 per cent. respectively of the quarter's approvals and completions.

Cost of Building (see Tables 7 and 8).

The average values of houses in the March quarter, 1957, according to private builders' returns of completions, were brick, &c., £3,862; timber, £2,694; and fibro-cement, £2,673. Brick, &c. houses approved were as usual much larger than those in other materials, their average floor area being 1,323 square feet, compared with 1,080 square feet for timber and 954 square feet for fibro-cement dwellings. The average estimated values for approvals per 100 square feet were £281 for brick, &c., £233 for timber, and £207 for fibro-cement. Compared with the corresponding figures for the year 1946, the averages had risen as follows:- brick, concrete, &c., 168 per cent.; timber, 219 per cent.; fibro-cement, 196 per cent.

Value of Building Work Done (see Table 4).

The estimated value of all new buildings completed during the March quarter, 1957, was £8,655,000 compared with £8,406,000 for the preceding quarter and a quarterly average of £7,866,000 for the year 1956. New dwellings completed were worth £4,501,000, and other new buildings £4,154,000. The latter figure was the highest ever for one quarter, just exceeding the previous highest figure which was recorded in the September quarter of 1956.

Of the new dwellings completed during the March quarter, valued at £4,501,300, the work of private contractors accounted for £3,418,500, while owner-builders completed houses worth £862,600. Government day-labour was responsible for the completion of houses to the value of £220,200.

New buildings other than dwellings valued at £473,400 were completed during the quarter by government day-labour, while private contractors' completions were valued at £3,680,900.

In addition to new work, the building industry completed alterations and maintenance work estimated to be worth £1,684,600 during the quarter. The foregoing figure includes an estimate of £590,000 for the work of small contractors engaged only in alterations and maintenance from whom returns are collected annually only, at the end of each June.

Employment in the Building Trade (see Table 5).

Private builders had 15,953 men working on 29th March, 1957, including the contractors themselves, and sub-contractors and their employees. Government constructing authorities had 3,042 employees. It was estimated that 3,352 tradesmen were employed by small contractors engaged in repair work, &c., including such contractors themselves, and by persons who were building their own homes themselves. The total number engaged in building at the end of March, 1957, thus totalled 22,347. The total was 851 less than it was three months earlier, but only 307 less than the total for March 1956. Compared with the total twelve months earlier, there was a decrease of 1,237 in direct governmental employment but employment by private contractors had increased by 1,222.

Tradesmen at Work in Building.

The numbers of tradesmen of each kind working for private builders who made returns and for government constructing authorities are available quarterly, and those employed by small contractors engaged only on maintenance and alteration work are recorded once a year (at the end of June) and estimates have been inserted for them as well as for tradesmen employed by persons building their own homes.

Workers Engaged in Building, Queensland, 29th March, 1957.

Types of Tradesmen.	Private Builders.	Government Authorities.	Small Contractors.	Directly Employed by Home Builders.	Total.
Carpenters	7,661	1,135	784	650	10,230
Bricklayers	885	44	82	-	1,011
Painters	1,041	483	477	-	2,001
Electricians	747	152	110	70	1,079
Plumbers	983	238	807	130	2,158
Builders' Labourers ..	2,898	506	238	-	3,642
Other (incl. Clerical)	1,738	484	4	-	2,226
<u>Total</u>	15,953	3,042	2,502	850	22,347

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8th July, 1957.

Table 1 - Construction of Dwellings According to Constructing Authorities.^a

Period.	Government.		Other Professional.	Owner-Builders.	Total.
	Constructed.	Sponsored.			
Dwellings Commenced.					
Ten Years, 1946 to 1955	3,141	17,562	47,824	25,920	94,447
1955 - June Quarter ..	136	395	1,059	435	2,025
September Quarter	96	397	1,095	447	2,035
December Quarter	57	413	950	444	1,864
Year 1955 ..	383	1,636	4,045	1,697	7,761
1956 - March Quarter ..	124	392	839	399	1,754
June Quarter ..	123	413	857	414	1,807
September Quarter	109	542	1,256	376	2,283
December Quarter	151	425	1,220	396	2,192
Year 1956 ..	507	1,772	4,172	1,585	8,036
1957 - March Quarter ..	74	430	839	426	1,769
Total, 1946 to date ..	3,722	19,764	52,835	27,931	104,252
Dwellings Completed.					
Ten Years, 1946 to 1955	2,994	16,840	47,827	24,639	92,300
1955 - June Quarter ..	114	786	838	454	2,192
September Quarter	66	336	1,245	397	2,044
December Quarter	81	396	1,133	397	2,007
Year 1955 ..	323	2,016	4,339	1,624	8,302
1956 - March Quarter ..	79	313	943	397	1,732
June Quarter ..	152	679	647	399	1,877
September Quarter	70	300	1,026	380	1,776
December Quarter	136	495	998	384	2,013
Year 1956 ..	437	1,787	3,614	1,560	7,398
1957 - March Quarter ..	88	450	817	401	1,756
Total, 1946 to date ..	3,519	19,077	52,258	26,600	101,454
Dwellings Under Construction.					
1945 - 31st December ..	87	223	645	200	1,155
1955 - 30th June ..	228	867	975	1,384	3,454
30th September	258	928	825	1,434	3,445
31st December ..	234	945	642	1,481	3,302
1956 - 31st March ..	279	1,024	538	1,483	3,324
30th June ..	250	758	748	1,498	3,254
30th September	289	1,000	978	1,494	3,761
31st December ..	304	930	1,200	1,506	3,940
1957 - 31st March ..	290	910	1,222	1,531	3,953

^a "Government Constructed" includes dwellings built directly by day-labour by all governmental authorities, while "Government Sponsored" includes operations of all such authorities by contract, or by financial assistance with supervision of construction. "Other Professional" includes the balance of the work done by regular builders who submit returns, while "Owner-Builders" includes persons who made their own building arrangements without engaging a building contractor.

Table 2 - Construction of Dwellings According to Districts.

Period.	Metro-politan.	Rest of South-East.	Toowoomba and South-West.	Central and Mackay.	North and North-West.	Whole State.
Dwellings Commenced.						
Ten Years, 1946 to 1955	44,554	21,904	9,589	7,821	10,579	94,447
1955 - June Quarter ..	870	487	245	164	259	2,025
September Quarter	863	478	255	186	253	2,035
December Quarter	743	458	194	175	294	1,864
Year 1955 ..	3,212	1,883	899	696	1,071	7,761
1956 - March Quarter ..	741	446	181	176	210	1,754
June Quarter ..	766	420	197	150	274	1,807
September Quarter	793	445	221	150	674	2,283
December Quarter	1,161	394	205	124	308	2,192
Year 1956 ..	3,461	1,705	804	600	1,466	8,036
1957 - March Quarter ..	747	495	147	129	251	1,769
Total, 1946 to date ..	48,762	24,104	10,540	8,550	12,296	104,252
Dwellings Completed.						
Ten Years, 1946 to 1955	43,649	21,443	9,309	7,708	10,191	92,300
1955 - June Quarter ..	1,009	499	197	181	306	2,192
September Quarter	875	494	240	178	257	2,044
December Quarter	911	481	214	170	231	2,007
Year 1955 ..	3,714	1,907	904	700	1,077	8,302
1956 - March Quarter ..	712	427	207	166	220	1,732
June Quarter ..	839	439	195	172	232	1,877
September Quarter	706	412	223	160	275	1,776
December Quarter	845	447	225	158	338	2,013
Year 1956 ..	3,102	1,725	850	656	1,065	7,398
1957 - March Quarter ..	714	415	197	118	312	1,756
Total, 1946 to date ..	47,465	23,583	10,356	8,482	11,568	101,454
Dwellings Under Construction.						
1945 - 31st December ..	696	246	66	66	81	1,155
1955 - 30th June ..	1,781	746	351	166	410	3,454
30th September ..	1,769	730	366	174	406	3,445
31st December ..	1,601	707	346	179	469	3,302
1956 - 31st March ..	1,630	726	320	189	459	3,324
30th June ..	1,557	707	322	167	501	3,254
30th September ..	1,644	740	320	157	900	3,761
31st December ..	1,960	687	300	123	870	3,940
1957 - 31st March ..	1,993	767	250	134	809	3,953

Table 3 - Construction of New Dwellings According to Type.

Period.	Imported Pre- fabricated Houses.	Other Houses.				Other Dwellings.		Total.
		Brick, Concrete, &c.	Wood.	Fibro- Cement.	Other.	Flats.	In Other New Buildings.	
Dwellings Completed.								
10 Years, 1946-1955	2,710	8,743	62,899	14,988	1,736	831	393	92,300
1955 - June Quarter	87	221	1,417	347	21	79	20	2,192
Sept. Quarter	-	206	1,472	287	16	44	19	2,044
Dec. Quarter	-	169	1,391	347	16	62	22	2,007
Year 1955	248	789	5,607	1,275	76	228	79	8,302
1956 - March Quarter	-	124	1,199	313	32	54	10	1,732
June Quarter	1	154	1,328	316	25	40	13	1,877
Sept. Quarter	-	136	1,257	302	20	44	17	1,776
Dec. Quarter	-	147	1,400	383	15	51	17	2,013
Year 1956	1	561	5,184	1,314	92	189	57	7,398
1957 - March Quarter	-	104	1,219	374	14	34	11	1,756
Total, 1946 to date	2,711	9,408	69,302	16,676	1,842	1,054	461	101,454
Dwellings Under Construction.								
At 31st March, 1957	-	798	2,046	895	56	133	25	3,953

Table 4 - Value of All Building Work Completed.

Period.	New Dwellings.	Other New Buildings.	Alterations and Maintenance.	Total.
	£	£	£	£
10 Years, 1946-1955 ..	142,591,000	42,193,000	44,070,000	228,854,000
1955 - June Quarter ..	5,067,000	3,305,000	1,595,000	9,967,000
September Quarter	4,680,000	2,733,000	1,509,000	8,922,000
December Quarter	4,674,000	3,924,000	1,692,000	10,290,000
Year 1955 ..	18,958,000	12,044,000	6,217,000	37,219,000
1956 - March Quarter ..	4,004,000	2,498,000	1,492,000	7,994,000
June Quarter ..	4,566,000	3,439,000	1,692,000	9,697,000
September Quarter	4,399,000	4,153,000	1,708,000s	10,260,000s
December Quarter	5,079,000	3,327,000	1,872,000s	10,278,000s
Year 1956 ..	18,048,000	13,417,000	6,764,000s	38,229,000s
1957 - March Quarter ..	4,501,000	4,154,000	1,685,000s	10,340,000s
Total, 1946 to date ..	165,140,000	59,764,000	52,519,000s	277,423,000s

s Subject to revision.

Table 5 - Workers in the Building Industry.^a

Date.	Private Contractors.	Contractors' Employees and Sub- contractors.	Government Employees.	Others. ^b	Total.
29th March, 1956 ..	2,229	12,714	4,279	3,432	22,654
29th June, 1956 ..	2,185	13,141	4,101	3,327	22,754
28th September, 1956 ..	2,140	14,459	3,829	3,327	23,755
19th December, 1956 ..	2,120	14,204	3,547	3,327	23,198
29th March, 1957 ..	2,017	13,936	3,042	3,352	22,347

^a Excluding all work on new buildings performed by house-owners themselves and a large but unknown amount of painting, rough carpentry, and other maintenance work performed by men not generally regarded as professional builders, and painting and maintenance work done by the owners of the buildings themselves.

^b Small contractors engaged only on alterations and maintenance and their employees and employees of owner-builders: partly estimated.

Table 6 - Proportion of Brick, Wood, and Fibro-Cement Houses.

Period.	Local Authority Approvals. ^b			All Completions. ^b		
	Brick. ^a	Wood.	Fibro.	Brick. ^a	Wood.	Fibro.
	%	%	%	%	%	%
1946 - Year	9.8	57.2	33.0	7.4	59.8	32.8
1947 - Year	13.1	60.2	26.7	9.5	62.7	27.8
1948 - Year	14.2	67.1	18.7	12.8	66.1	21.1
1949 - Year	10.9	75.5	13.6	11.7	74.6	13.7
1950 - Year	10.7	77.8	11.5	10.7	78.4	10.9
1951 - Year	9.5	77.3	13.2	8.8	79.3	11.9
1952 - Year	7.2	73.0	19.8	9.0	77.4	13.6
1953 - Year	5.4	74.2	20.4	10.3	73.6	16.1
1954 - Year	6.7	71.4	21.9	9.5	73.9	16.6
1955 - Year	7.4	70.6	22.0	10.3	73.1	16.6
1956 - Year	7.7	66.5	25.8	8.0	73.4	18.6
1956 - Dec. Quarter	7.3	66.4	26.3	7.6	72.5	19.9
1957 - March Quarter	8.3	65.2	26.5	6.1	71.8	22.1

a Including brick-veneer, stone, and concrete.

b Excluding imported prefabricated houses and houses of miscellaneous materials.

Table 7 - Average Value of Private Houses.

Period.	Estimated Value Shown on Local Authority Approvals.			Value Shown on Private Builders' Returns of Completions.		
	Brick. ^a	Wood. ^b	Fibro. ^b	Brick. ^a	Wood. ^b	Fibro. ^b
	£	£	£	£	£	£
1946 - Year	1,167	753	627	1,243	840	757
1947 - Year	1,348	881	808	1,421	931	871
1948 - Year	1,531	1,020	905	1,713	1,066	966
1949 - Year	1,882	1,192	1,075	1,985	1,229	1,096
1950 - Year	2,061	1,351	1,171	2,287	1,395	1,222
1951 - Year	2,277	1,641	1,381	2,776	1,723	1,485
1952 - Year	2,530	1,759	1,394	3,166	1,908	1,582
1953 - Year	2,960	1,868	1,444	2,929	1,972	1,588
1954 - Year	3,302	2,048	1,554	3,135	2,166	1,671
1955 - Year	3,378	2,264	1,669	3,128	2,431	1,840
1956 - Year	3,470	2,449	1,774	3,919	2,562	2,174
1956 - Dec. Quarter	3,215	2,466	1,949	3,809	2,649	2,533
1957 - March Quarter	3,718	2,520	1,979	3,862	2,694	2,673

a Including brick-veneer, stone, and concrete.

b Excluding imported prefabricated houses.

Table 8 - Average Floor Area and Value per Square Shown on Approvals.

Period.	Average Floor Area per Dwelling.			Average Value per 100 Square Feet. ^c		
	Brick. ^a	Wood. ^b	Fibro. ^b	Brick. ^a	Wood. ^b	Fibro. ^b
	Sq. Ft.	Sq. Ft.	Sq. Ft.	£	£	£
1946 - Year	1,115	1,029	890	105	73	70
1947 - Year	1,130	1,026	967	119	86	84
1948 - Year	1,125	1,019	961	136	100	94
1949 - Year	1,185	1,024	980	159	116	110
1950 - Year	1,178	1,012	976	175	134	120
1951 - Year	1,163	1,023	938	196	160	147
1952 - Year	1,190	990	889	213	178	157
1953 - Year	1,322	997	872	224	187	165
1954 - Year	1,392	1,042	893	237	197	174
1955 - Year	1,322	1,050	908	255	216	184
1956 - Year	1,346	1,083	922	258	226	192
1956 - Dec. Quarter	1,267	1,073	941	254	230	207
1957 - March Quarter	1,323	1,080	954	281	233	207

a Including brick-veneer, stone, and concrete.

b Excluding imported prefabricated houses.

c These average values are based on estimates generally made as soon as or before plans were finalised, and include a large proportion of houses to be built by owner-builders, as well as building contractors' jobs, in all parts of the State.